

**PROPOSED SITE A**

**12 Orchard Drive  
Ledyard, Connecticut**

Land of  
Richard H. and Diane Y. Holmberg

Assessor's Map 24, Block 1790, Lot 12

144.34 acres

### GENERAL FACILITY DESCRIPTION

The proposed Ledyard Site A facility is a 75' x 75' leased area located near the center of the western portion of an approximately 144 acre parcel at 12 Orchard Drive, Ledyard. The property is an orchard. The Site A facility would consist of a 150-foot self-supporting monopole tower and a 50' x 50' site compound. T-Mobile's antennas would be installed at the top of the tower, and related equipment cabinets would be installed on a concrete pad at the base of the tower. Both the tower and compound would be designed to accommodate four carriers, including T-Mobile. The tower and equipment space would be enclosed by an 8-foot high security fence and gate. Vehicle access to Site A would extend from Orchard Drive along an existing paved driveway approximately 400 feet, then along an existing gravel driveway a distance of approximately 145 feet, then along a new gravel drive an additional distance of approximately 265'. Underground utility connections would extend from existing overhead utility service on the property.

## SITE EVALUATION REPORT

### I. LOCATION

- A. COORDINATES: 41°-28'-06.0" N, 72°-03'-19.3" W
- B. GROUND ELEVATION: 155.8' AMSL
- C. USGS MAP: Uncasville, CT
- D. SITE ADDRESS: 12 Orchard Drive, Ledyard, CT
- E. ZONING WITHIN ¼ MILE OF SITE: Land within ¼ mile of the proposed site is zoned R-40 Residential.

### II. DESCRIPTION

- A. SITE SIZE: 75' x 75'  
LESSOR'S PARCEL: 144.34+ acres
- B. TOWER TYPE/HEIGHT: Monopole/150' AGL
- C. SITE TOPOGRAPHY AND SURFACE: The site is within a wooded area at the edge of developed portions of the property. The site slopes generally from northeast to southwest.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The lessor's parcel is on a hill to the east of the Thames River and Route 12 and south of Poquetanuck Cove. The property is cultivated as an orchard. A large tract of land to the east is conservation land. Wetlands are found to the west and south of the site, with the closest point approximately 102 feet from the compound boundary.
- E. LAND USE WITHIN ¼ MILE OF SITE: Much of the ¼ mile radius surrounding the site is within the lessor's property or other parcels owned by members of the Holmberg family. The lessor's property is utilized for agricultural purposes, with several related structures and a residence on the property. Route 12 is to the west, with the Holmberg farm store on the east side of Route 12. Residential development exists along either side of Route 12 to the south and to the north, across Poquetanuck Cove, as well as to the east and southeast of the Holmberg property.

### III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Power is available from existing overhead service on the property.
- C. TELEPHONE COMPANY: SNET
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicular access to Site A would extend from Orchard Drive along an existing paved driveway approximately 400 feet, then along an existing gravel driveway a distance of approximately 145 feet, then along a new gravel drive an additional distance of approximately 265'.
- F. OBSTRUCTION: None
- G. CLEARING AND FILL REQUIRED: Considerable grading would be required for development of the compound. Moderate grading would be required for development of the new section of access drive. Moderate clearing would be required for that portion of the access drive and the compound. Detailed plans would be provided to the Connecticut Siting Council in a Development and Management Plan after Council approval of the proposed facility.

### IV. LEGAL

- A. PURCHASE [ ☐ ] LEASE [ ☒ ]
- B. OWNER: Richard H. and Diane Y. Holmberg
- C. ADDRESS: 12 Orchard Drive, Ledyard, CT 06335
- D. DEED ON FILE AT: Town of Ledyard  
Vol. 329, page 1023

FACILITIES AND EQUIPMENT SPECIFICATION  
(NEW TOWER & EQUIPMENT)

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: TBD

B. TYPE: Monopole

C. HEIGHT: 150'      DIMENSIONS: Approx. 5' diameter at base  
Approx. 1 ½' diameter at top

II. TOWER LOADING:

A. T-MOBILE – up to 9 panel antennas

1. MODEL: Panel antennas, model TBD
2. DIMENSIONS: Approximately 6' in length
3. POSITION ON TOWER: Antenna centerline of 147' AGL on low profile platform
4. TRANSMISSION LINES: up to 18 internal to the monopole

B. Future carriers - TBD

III. ENGINEERING ANALYSIS AND CERTIFICATION:

In accordance with Electronic Industries Association Standard EIA/TIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures" for New London County, the tower would be designed to withstand pressures equivalent to an 85 MPH or 74 MPH wind with one-half inch solid ice accumulation. The foundation design would be based on soil conditions at the site.